

TRUSTEES' DEED

(Maine Statutory Short Form)

**NO TRANSFER
TAX PAID**

5681

021043

Waterville

KNOW ALL PERSONS BY THESE PRESENTS, that WE, MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, all of Waterville, County of Kennebec, State of Maine, Trustees of the COSGROVE FAMILY TRUST dated December 18, 1989, by the power conferred by law, and every other power, in distribution of the said Trust, do hereby grant to MARJORIE A. COSGROVE, of Waterville, County of Kennebec, State of Maine, individually, and being a person entitled to distribution, certain real property in Waterville, County of Kennebec, State of Maine, described in Schedule A annexed hereto, incorporated herein and made a part hereof (thus creating a 100% ownership interest in the Grantee in the premises).

Meaning and intending to convey ^{a portion of} the same premises as described in a Trustees' Deed from MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees under the COSGROVE LOVING TRUST, to the Grantor herein, dated March 28, 1996 and recorded in the Kennebec County Registry of Deeds, Book 5114, Page 207.

IN WITNESS WHEREOF, the said MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees of the COSGROVE FAMILY TRUST, have hereunto set their hands and seals, this 31 day of JULY, 1998.

WITNESS:

COSGROVE FAMILY TRUST

St Dubord

St Dubord

St Dubord

Marjorie A. Cosgrove
Marjorie A. Cosgrove, Trustee

David A. Cosgrove
David A. Cosgrove, Trustee

Jane E. Dirkman
Jane E. Dirkman, Trustee

STATE OF MAINE
KENNEBEC, SS.

July 31, 1998

Personally appeared the above-named MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN in their capacity as Trustees of the COSGROVE FAMILY TRUST and severally acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the COSGROVE FAMILY TRUST.

Before me,

St Dubord
Notary Public

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001



SCHEDULE AHomestead (3 Lantern Lane)

An undivided one-half (1/2) interest in a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, together with the building and improvements thereon, and bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176. Thence north sixty degrees forty-seven minutes fifty-five seconds west (N 60° 47' 55" W) along a parcel of land designated as lot #4 on a plan entitled "Plan of Cosgrove Subdivision," Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin. Thence south seventy-five degrees nineteen minutes twenty-one seconds west (S 75° 19' 21" W) along the land designated as lot #4 on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane. Thence along the easterly line of Lantern Lane, following along a cul-de-sac with a radius of sixty feet (60'), and an interior angle of ninety-five and five tenths degrees (95.5°), for an arc length distance of one hundred and zero hundredths (100.00') feet, more or less, to an iron pin marking a southeasterly corner of land designated as lot #1 on the aforementioned plan. Thence north twenty-nine degrees fifty-four minutes twenty seconds east (N 29° 54' 20" E) along land designated as lot #1 on the aforementioned plan for one hundred fifty-seven and forty-seven hundredths feet (157.47'), more or less, to an iron pin on the southerly line of land now or formerly owned by Schmidt as recorded in the Kennebec County Registry of Deeds in Book 1244, Page 284. Thence south sixty degrees five minutes forty seconds east (S 60° 05' 40" E) along the southerly line of said Schmidt and along land now or formerly owned by Peters as recorded in the Kennebec County Registry of Deeds in Book 1086, Page 085 for two hundred thirty-six and twenty-six hundredths feet (236.26'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by McDonough as recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Thence south twenty-nine degrees six minutes fifteen seconds west (S 29° 06' 15" W) along the land of said McDonough for one hundred fifty-seven and four hundredths feet (157.04'), more or less, to an iron pin. Thence south sixty degrees along the land of said McDonough to the end of Prospect Street. Thence in a southwesterly direction along the end of Prospect Street for fifty-seven and fifty-seven hundredths feet (57.57'), more or less, to the point of beginning.

The herein described parcel of land contains one and twenty-four hundredths acres (1.24), more or less, and is a part of the land conveyed to Robert Cosgrove from James E. Dean, III, Personal Representative of the estate of Isabelle E. Dean, said deed dated September 29, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 251. Magnetic bearings and distances are from a plan entitled "Plan of Cosgrove Subdivision," Plan #E-87035, dated February 2, 1987, by Lionel Kelley and recorded in the Kennebec County Registry of Deeds and the herein described parcel of land is designated as the Cosgrove Home Lot on the aforementioned plan.

An undivided one-half (1/2) interest in the following:

The right and easement to bury, maintain, repair, rebuild, operate and patrol water and sewer lines buried under the surface, together with all necessary fixtures and appurtenances, over, across, and/or under the surface of the land now or formerly of Mark McDonough and Barbara McDonough in the City of Waterville, County of Kennebec and State of Maine, the location of said pipes and/or lines to be as follows:

In the southwest corner of said lot.

The location crosses a portion of the premises conveyed to Mark McDonough and Barbara McDonough by deed from Robert Cosgrove and Marjorie Cosgrove dated November 20, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Together with the right to restrict the construction of buildings or structures as the grantees believe may interfere with the operation and maintenance of their pipes and/or lines; the right to restrict the construction of buildings or structures within five (5) feet of its pipes and/or lines; the right to keep the surface of the ground above said underground pipes and/or lines free from structures and growth which, in the judgment of the grantees, would interfere with or endanger the proper operation or maintenance of said underground pipes and/or lines; and the right to enter upon the premises of Mark McDonough and Barbara McDonough, their heirs or assigns, for any and all of the foregoing purposes.

Being the same granted to Robert Cosgrove and Marjorie Cosgrove by easement deed from Mark McDonough and Barbara McDonough dated July 25, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3976, Page 295.

RECEIVED KENNEBEC SS.

1998 AUG -5 AM 9:00

ATTEST: *Thomas B. Hume*
REGISTER OF DEEDS